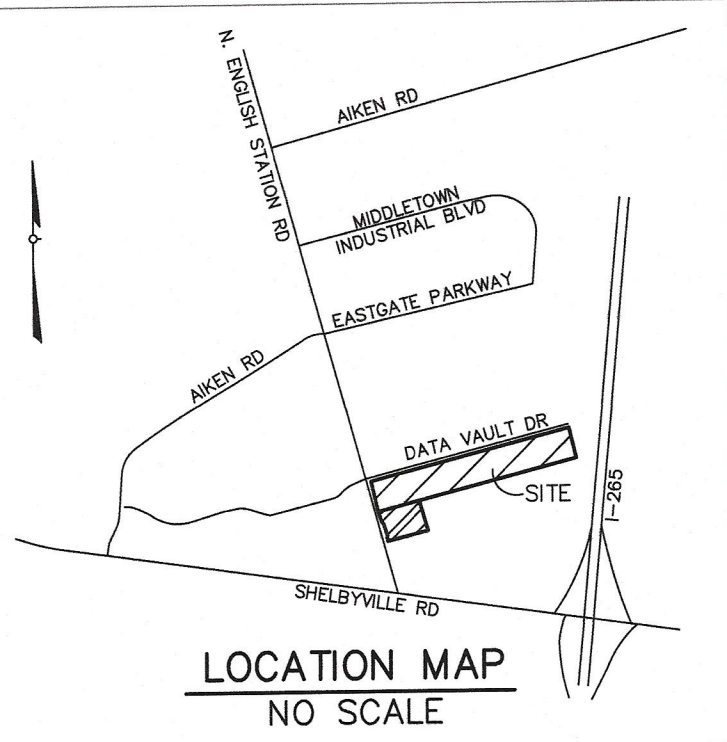




GENERAL NOTES:

- () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE MIDDLETOWN LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THIS PROPERTY IS WITHIN CITY LIMITS OF MIDDLETOWN.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THE VARIABLE ACCESS EASEMENT SHOWN ON TRACTS 1 & 2 RECORDED IN D.B. 10183 PG. 958 AND APPROVED IN CASE #10273.
- A REVISED DETAILED DISTRICT DEVELOPMENT PLAN SHALL BE SUBMITTED AND APPROVED BY LOUISVILLE METRO PLANNING COMMISSION AND THE CITY OF MIDDLETOWN PRIOR TO ANY DEVELOPMENT ON TRACTS 1 OR 2.
- A CLEARING AND GRADING PLAN SHALL BE SUBMITTED AND APPROVED BY MSD, LOUISVILLE METRO PLANNING AND DESIGN SERVICES, AND THE CITY OF MIDDLETOWN PRIOR TO ANY TREE CLEARING ON TRACTS 1 OR 2.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0049F.

TREE CANOPY CALCULATIONS (TCCA)

TRACT 1
EXISTING TREE CANOPY: 101,085 SF (17.6%) COVERAGE
SITE AREA: 13.17 AC (573,685 SF)
PRESERVED TREE CANOPY: 0 SF (0%)
NEW TREE CANOPY REQUIRED: 114,737 SF (20%)
TOTAL TREE CANOPY REQUIRED: 114,737 SF (20%)

TRACT 2
EXISTING TREE CANOPY: 0 SF (0%) COVERAGE
SITE AREA: 2.32 AC (101,166 SF)
PRESERVED TREE CANOPY: 0 SF (0%)
NEW TREE CANOPY REQUIRED: 20,233 SF (20%)
TOTAL TREE CANOPY REQUIRED: 20,233 SF (20%)

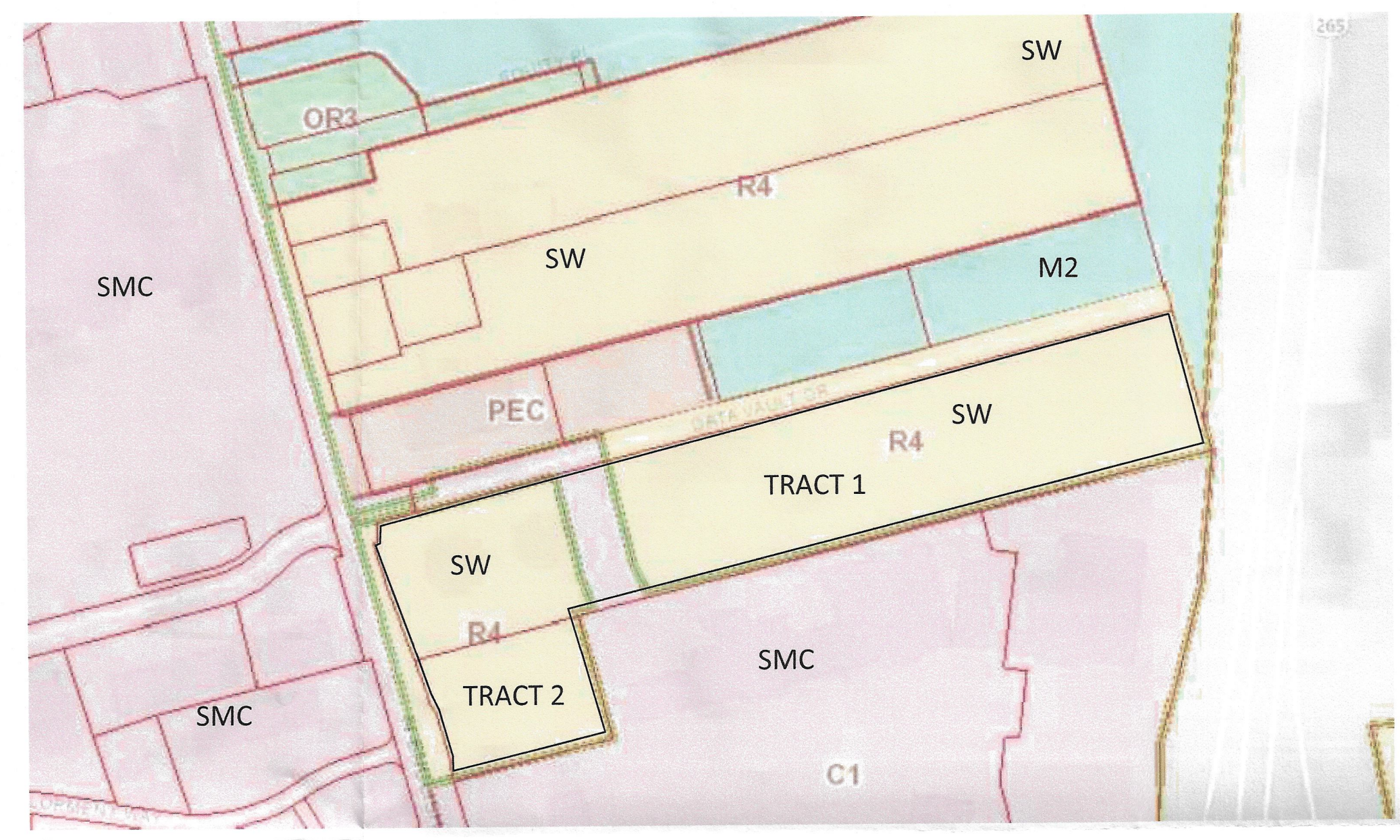
INCREASED IMPERVIOUS SURFACE

NO PROPOSED WORK
NET INCREASE IN IMPERVIOUS SURFACE = 0 SF

PRELIMINARY DRAINAGE CALCULATIONS

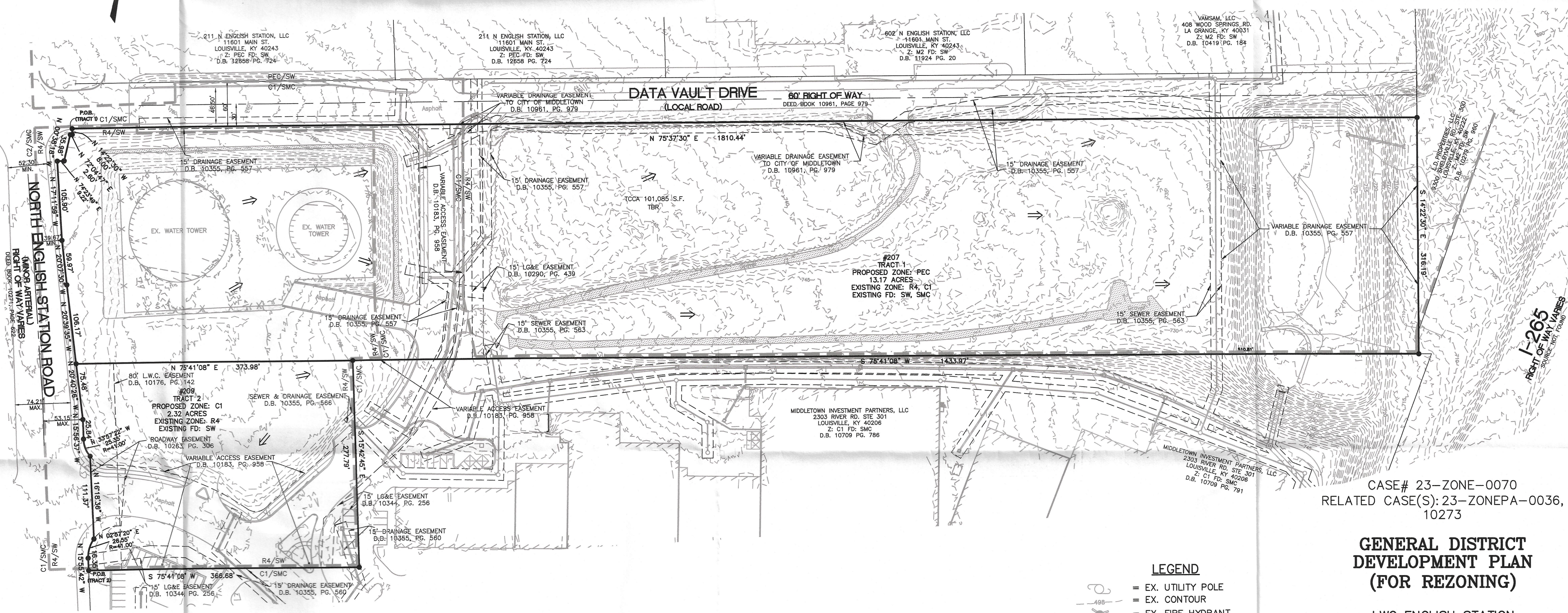
CHANGE IN RUNOFF COEFFICIENT, C=0
COMBINED SITE AREA = 15.49 ACRES
INCREASED RUNOFF = 0 AC-FT

ZONING AND FORM DISTRICT MAP



PROJECT SUMMARY

TRACT 1	
EXISTING ZONING	R4 & C1
EXISTING FORM DISTRICT	SW & SMC
SITE ACREAGE	13.17 AC (573,685 SF)
EXISTING USE	WATER TOWERS (LWC)
PROPOSED ZONING	PEC
TRACT 2	
EXISTING ZONING	R4
EXISTING FORM DISTRICT	SW
SITE ACREAGE	2.32 AC (101,166 SF)
EXISTING USE	VACANT
PROPOSED ZONING	C1



- LEGEND**
-  = EX. UTILITY POLE
 -  = EX. CONTOUR
 -  = EX. FIRE HYDRANT
 -  = EX. OVERHEAD ELECTRIC
 -  = EX. SANITARY SEWER
 -  = EX. SIGN
 -  = STORM WATER FLOW
 -  = FORM DISTRICT BOUNDARY
 -  = EX. RIP-RAP

CASE# 23-ZONE-0070
RELATED CASE(S): 23-ZONEPA-0036, 10273

GENERAL DISTRICT DEVELOPMENT PLAN (FOR REZONING)

LWC ENGLISH STATION

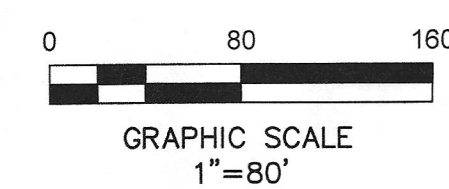
SITE ADDRESSES:
207 N ENGLISH STATION RD.
LOUISVILLE, KY 40223
TAX BLOCK: 23 LOT: 106
D.B. 8805, PG. 803

209 N ENGLISH STATION RD.
LOUISVILLE, KY 40223
TAX BLOCK: 23 LOT: 378
D.B. 4053, PG. 58

OWNER / DEVELOPER:
LOUISVILLE WATER COMPANY
550 S 3RD STREET
LOUISVILLE, KY 40202

OWNER:
LOUISVILLE/JEFFERSON COUNTY
METRO GOVERNMENT
527 W JEFFERSON ST.
LOUISVILLE, KY 40202

RECEIVED
AUG 15 2023
PLANNING & DESIGN SERVICES



Milestone
design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

LWC ENGLISH STATION

DATE: 3/6/23
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=80' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
△	AGENCY CMNTS. 6/19/23
△	
△	
△	
△	
△	
△	

GDDP

JOB NUMBER
23006

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OF
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23-ZONE-0070